

THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON **THURSDAY, AUGUST 8, 2019** AT 7:00 P.M. IN THE SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA ITEMS LISTED BELOW.

BOARD MEMBERS PRESENT:

PAUL R. DUNPHEY	CHAIRMAN
TERRY CHAPMAN (exc. absence)	VICE-CHAIR
KEVIN FERGUSON	TREASURER
ERNIE DAVIS	SECRETARY
THOMAS KOLUPSKI	MAYOR
GARY BELL	MEMBER
JEFF LARSON	COUNCIL REPRESENTATIVE

ALSO PRESENT WERE:

GAYLE COOK	CITY MANAGER
STEVE WEATHERED	CITY/EDC ATTORNEY
PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
PAT PATEL	EDC ADMINISTRATIVE ASSISTANT

EDC Chairman Paul Dunphey called the meeting to order at 7:00 p.m. and declared that a quorum was present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

There were none.

2. DISCUSSION

2.1 Discussion on recently passed and adopted legislation regarding the Texas Open Meetings and Public Information Acts.

Robin Lenio, City Secretary, went over SB 1640 regarding legislative amendments to the Texas Open Meetings Act and SB 944 regarding legislative amendments to the Texas Public Information Act.

SB 1640 now defines a “deliberation” of a governing body as including both verbal and written communication, and replaces the violation of “Conspiracy to Circumvent the Act” with a violation known as “Series of Communications”.

SB 944 now formally defines “temporary custodians” of public information and requires that temporary custodians either submit any public information in their possession to the governing body or the governing body’s designee or retain the public information for the required / adopted retention period.

3. **SPECIFIC PUBLIC HEARINGS**

3.1 **Conduct public hearing on the proposed fiscal year 2019-2020 Economic Development Corporation budget.**

Paul Dunphey opened the public hearing at 7:17p.m.
Since there were no comments, public hearing was closed at 7:17p.m.

4. **PRESENTATIONS**

4.1 **EDC Director's report on economic development activities for August 2019.**

EDC Director, Paul Chavez presented the following monthly report:

- Retail Live Tradeshow in Austin – was very successful – Out of 40 leads, there were at least solid 20 leads to follow up with
- Email retail site listing to community real estate developers/realtors
- Lots of prospects for Seabrook: Mexican restaurant prospect / Asian style restaurant also looking into Old Seabrook area
- New businesses: Kirk & J's barbeque opening soon / Americano Café opening soon
- Catfish Place coming soon at Pelican Plaza
- Captains School also coming soon at Pelican Plaza
- Seabrook Shipyard signing contract with restaurant soon - may 2020
- Project Orlando sheet – outlining project site available – sent out to brokers
- Retail Strategies report: marketing flier
- Current report on Retail Strategies on activities monthly
- Incentive Project Analysis Impact Sheet
- Monthly budget sheet updated
- Monthly sales tax revenue seasonally adjusted

4.2 **Receive presentation for application for EDC incentives from Americano Café.**

Building and business owner Mr. Moshe Allon presented the following in his presentation:

- He is the owner of the building at 2900 NASA Parkway and Americano Café
- Has been trying for a long time to bring a coffee shop tenant to Seabrook – he finally decided to start his own coffee shop with his brother-in-law. Location where the previous JSC used to be at 2900 NASA Parkway
- Coffee shop will be serving breakfast and lunch plus ice-cream
- Something different other than a Starbucks – something that people and families will enjoy going over there
- Plans to put outside seating with canopies
- A drive-thru window will also be available
- Looking for some incentives for some help with the site – asking for build inside – will be permanent fixtures/structures – site will be serving the community for the future – the money will be used for buildout improvements for that location

- About 40-50 seats inside plus patio seating outside
- At least 6 new jobs will be created, since there will be breakfast, lunch and creamery plus evenings

5. EXECUTIVE SESSION

5.1 Section 551.087

Discuss/deliberate potential financial incentive(s) and financial information received from a business prospect that the City/EDC seeks to have locate, stay, or expand for which the City is conducting economic development negotiations, as provided by Texas Government Code Section 551.087.

6. OPEN SESSION

6.1 The EDC Board will reconvene in open session to allow for possible action on the agenda items listed above under "Executive Session".

The EDC board went into Executive Session at 7:39 p.m.

The EDC Board reconvened at 8:01 p.m.

No action was taken during executive session.

7. NEW BUSINESS

7.1 Consider and take all appropriate action on extension request from WMF Investments "Retail at the Commons" seeking to extend their project completion date.

Per the original Agreement between the SEDC and WMF Investments, the construction of the retail structures should be substantially complete on or before 12 months after final approval of the Agreement, which would be November 20, 2019.

Michael Travis, representative for the Retail at the Commons, stated that as of now, the detention pond has been completed and the gas station is in the design phase.

They are unable to start work on the retail structures without a 35% lease up on one of the buildings. Therefore, they are asking for a request to extend their project completion date for another year.

Motion made by Ernie Davis and seconded by Gary Bell.

To amend the agreement with WMF Investments to extend the agreement by an additional 12 months to November 20, 2020.

MOTION CARRIED BY UNANIMOUS CONSENT

7.2 Consider and take all appropriate action on a business incentive application filed by Americano Café at location 2900 NASA Parkway, Seabrook, TX.

141 Motion made by Ernie Davis and seconded by Gary Bell.
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143 Motion to enter into an Agreement with the Applicant to reimburse 50% of the requested
144 amount or \$34,250 upon issuance of the Certificate of Occupancy and verified opening of
145 the business and that we reimburse the Applicant 100% of the EDC and City share of
146 sales tax for a period of 5 years or \$34,250, whichever is achieved first.
147

148 MOTION CARRIED BY UNANIMOUS CONSENT
149

150 **7.3 Consider and take all appropriate action on nominating the Business-of-the-Year**
151 **for the Economic Alliance annual meeting.**
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153 EDC Director, Paul Chavez stated that The Economic Alliance would not be recognizing
154 business-of-the-year at their annual banquet on February 6th next year. Although The
155 Seabrook Association is still an active group and the EDC does offer to pay for a one
156 year membership to the Seabrook Association for the business-of-the-year.
157

158 Motion made by Ernie Davis and seconded by Kevin Ferguson.

159 To table the item until we get confirmation from The Economic Alliance on when they
160 will recognize the business-of-the-year.
161

162 The Board members discussed whether tabling the item was a good idea or not and took a
163 vote on the above motion:

164 Ayes: Ernie Davis, Kevin Ferguson, Jeff Larson

165 Nays: Thom Kolupski, Gary Bell, Paul Dunphey
166

167 MOTION FAILS
168

169 The Board discussed and decided to go ahead and nominate a business-of-the-year.

170 The following businesses were nominated: The Barge, McDonald's, Seabrook House of
171 Flowers, The Backyard Seabrook, and Tookie's Seafood.
172

173 The Board discussed on how McDonald's chose to stay in Seabrook despite the SH 146
174 highway construction. Not only did McDonald's stay and relocate, but they also rebuilt
175 quickly and McDonald's is also actively community driven.
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177 Motion made by Gary Bell and seconded by Ernie Davis.
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179 Motion to nominate the local franchise owner of Seabrook McDonalds as business-of-the
180 year.
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182 MOTION CARRIED BY UNANIMOUS CONSENT
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8. ROUTINE BUSINESS

8.1 Approve minutes of the August 8, 2019 regular EDC meeting.

Motion made by Kevin Ferguson and seconded by Gary Bell.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

8.2 Update on SH 146 expansion.

- Valentine Law Office (triangle building) demolition happening tonight

8.3 Establish future meeting dates and agenda items.

Next meeting scheduled for Thursday, October 10, 2019.

Upon motion duly made, the meeting was adjourned at 8:20 p.m.

APPROVED ON THE 10TH DAY OF OCTOBER 2019.


Pat Patel,
EDC Administrative Assistant


Terry Chapman, EDC Vice-Chairman